

# Encanto Neighborhoods



Community Plan Update

## Draft Community Plan Update Response to Comments Matrix GLOBAL COMMENTS

#	Location of Comment	Comment	City of San Diego Response
1	Global search	Check for consistent usage: The Encanto Neighborhoods, Encanto Neighborhoods, Encanto.	Comment noted, requested change will be made.
2	Cover	Add City of San Diego and the Great Seal to Southeastern San Diego and Encanto Neighborhoods	Send high quality JPEGs to D&B
3	Acknowledgments	Planning Department – Add Admin Espinoza, Intern to Southeastern San Diego and Encanto Neighborhoods	Comment noted, the requested change will be made.
4	Figure 1-3: Planning Framework	Add trolley stop symbol to map	Trolley symbols will be made more bold to increase their visibility on the Figure.
5	pg 1-3 Plan Purpose and Process	Move "this plan is a living document" paragraph to before the "While this plan sets forth" paragraph so as to introduce the implementation step first, than discuss it in more detail.	Comment noted, the requested change will be made.
6	Page 1-7, Community Profile	Fix the incorrect fonts throughout page	Comment noted, the requested change will be made.
7	Page 1-7, Community Profile	"The area was part of an <u>3,350.5</u> acre track owned by Abraham Klauber."	Comment noted, the requested change will be made.
8	Figure 1-2 Encanto Planning Area and neighborhoods	Differentiate background color of surrounding communities Add a legend	Comment noted, the requested change will be made.



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9	Page 1-4, Plan Organization	<p>1. Consider removing the description of each chapter.</p> <p>2. Consider moving Table 1-2 General and Community Plan Elements into this section and referencing it. There is currently no reference to Table 1-2 in the introduction.</p> <p>3.Consider combining Plan Organization, and How to use the Community Plan with Section 1.4 Planning Framework.</p>	<p>1. The descriptions for each chapter will remain in order to provide detail on the contents of each element.</p> <p>2. Table 1-2 will remain in the current position on page 1-10, and a reference to Table 1-2 will be added within the text.</p> <p>3. The Community Profile section will be moved to follow the Overview section so that the Plan Organization section immediately preceeds the Planning Framework section. In addition, additional descriptions of each neighborhood will be added to the Community Profile section (Karen/Tara to provide descriptions).</p>
10	Page 1-7, Demographic Profile	<p>This section references Chart 1-1, but there is no chart included in the Introduction section. Include the demographic profile chart from the Existing Conditions report in the introduction section, or remove the Chart reference from the text. Chart 1-1 is also not referenced in the text.</p> <p>In the demographic profile breakdown the various ethnicities further.</p>	<p>The demographic profile chart included in the Encanto Neighborhoods Existing Conditions Report will be included in the introducton section, and a reference to the chart included in the text.</p>



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11	Figure 1-1, Regional Location	There is a travel time included on the map, this information may be better located elsewhere, on a map in the mobility element perhaps. Suggest removing Southeastern San Diego shading so that the map only shows Encanto.	Time travel information will be removed from Figure 1-1, and the shading on the Southeastern San Diego community will be removed.
12	Page 1-10, Planning Framework	Consider removing the General Plan Guiding Principle and instead just referencing them.	The General Plan Guiding Principles call out box will remain, and a reference to the Guiding Principles will be included in the 1st paragraph, second sentence as follows: " The Encanto Neighborhoods Commuinty Plan intends to express the broad citywide vision, Guiding Principles, and development framework provided in the General Plan..."
13	Page 1-12, Other Related Plans and and Documents	There is a reference to Figure 1-4, but there is no figure included in the document nor is the figure referenced in the Table of Contents.	The reference to Figure 1-4 will be removed from the text and table of contents.
14	Table 1-2, General and Community Plan Elements	Review and revise. The table indicates that Historic Preservation is located within Land Use in the community plan, but it is actually its own element. The Arts and Culture Element is also missing from the Community Plan side of the table.	The table will be updated so that the Historic Element is its own element, and the Arts & Culture Element will be added to the table.



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15	General Comment	Our community has been under served for decades, it is critical the those services, design and land use and recreational and ecological changes necessary to build a community that is on par with la jolla and Scripps ranch and Carmel valley start now with this update, it's our turn. (Bill Ponder)	Comment noted, the Community Plan will be reviewed and updated to include postive, forward looking language. <i>Perform global search for words such as "underserved", "disvantaged", "blight", etc. Change language to reflect positive look forward.</i>



#	Location of Comment	Comment	City of San Diego Response
1	Zoning Map	Area 69th St to Lemon Grove boundary on Akins Avenue should be RS-1-6 to correspond with the rest of the adjacent area (instead of RX-1-1). Homeowners on Akins Ave feel strongly about this (Workshop Comments, Bertha Algarva, Caroline Barnard, Vicky Madrid).	Comment noted, the requested change will be made.
2	Land Use and Zoning Maps	I looked at what I believe was a proposed plan for the immediate area (Federal Blvd. from 60th to Oriole). It looked like there would be a change in use on the lot at the corner of Oriole and Federal from light industrial to urban village. The plumber’s union education center currently sits on the site. I like the concept if it is still in the proposed plan, but was wondering if it is feasible since the property is currently occupied. The area north of Federal zoned exclusively light industrial is currently vacant land and could easily be developed (Thomas Clements).	The Federal Boulevard corridor has been revisited at the request of the Broadway Heights Community Council. The 1987 Southeastern San Diego Community Plan designates the corridor as Industrial and is implemented with the Southeastern San Diego Planned District Industrial (SESDPD-I-1) zone for both the north side of Federal Blvd and the Plumbers Union. The revision would amend the community plan Land Use designation to Community Commercial Residential Prohibited and Zoned Commercial Office CO-2-1 (Residential Prohibited). The adjustment will allow a wide range of commercial and uses and address community concerns. The Plumbers Union site is proposed for Community Commercial-Residential Prohibited but is implemented with CC-2-1 to better match the development intensity onsite. Vocational/Trade Schools are permitted under the CC-2-1 zone as well as a wide array of other commercial services.
3	Zoning and Land Use Map	Put a CAP over the culvert between 65th and 66th St and landscape with a walking path (Workshop Comment).	Please refer to the Recreation Element, Figure 7-7 for details on the feasibility of a CAP over Chollas Creek in the requested location.



#	Location of Comment	Comment	City of San Diego Response
4	Land Use and Zoning Maps	To finish the plan for the community, there is a problem that needs to be resolved and I hope you can help with this or direct me to the person who can. I would appreciate learning what the federal rules and regular are for: building codes and setbacks for railroads tracks that haul freight and dangerous toxic substances. We have only been given the codes concerning "trolley tracks". It is my understanding that he regulations are not the same and this might cause problems in the future. The tracks in our Encanto community are active railroad tracks, that the San Diego Trolley also uses during certain hours (Leslie Dudley).	BNSF Representative Response: No additional setback regulations exist that would govern adjacent parcels to constrict land uses or setback new structures. The rail operations use the existing railway right-of-way as a setback. The typical freight includes, but is not limited to, automobile transportation, windmill and wind turbine components for sustainable energy, agricultural feed and products, and ethanol.
5	Land Use and Zoning Maps	Request to include your property at 66th and Imperial within the Village designation (David Muhammad).	Comment noted, the requested change will be made.
6	Table 2-1	Add check mark in the Conservation and sustainability column under parks and open space.	Comment noted, the requested change will be made.
7	Page 2-2	Edit first sentence to read " The Land Use Element consists of narrative goals and policies, as well as figures and maps, including a Land Use Map. "	Comment noted, the requested change will be made.
8	Page 2-4, Classification of Uses	Remove last sentence: See Figure 2-1...as it is redundant with the first part of the paragraph.	Comment noted, the requested change will be made.
9	Figure 2-1	Call out additional village area/master plans? Including the Euclid Gateway Master Plan	Comment noted, the requested change will be made.
10	Table 2-3	Change order of the table so that residential land uses are listed first, followed by commercial.	Comment noted, the requested change will be made.
11	Chart 2-3 and Table 2-4	The numbers in the chart and table do not match for mixed use and parks and open space.	Comment noted, the requested change will be made.
12	Table 2-4	Widen the table so it stretches across the page and fills the white space.	Comment noted, the requested change will be made.
13	Page 2-17, Eligible Sites	"Sending sites must be confirming with zoning" is this referring to the base zone?	The text will be edited to read "sending sites must be conforming with the base zoning"
14	Page 2-20, second column, second paragraph	"...neighborhoods east of Euclid Avenue are primarily in the Low or Very- <u>Low</u> density..."	Comment noted, the requested change will be made.





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15	Page 2-20, second column, third paragraph	"...new units as well as the preservation and restoration <u>of</u> older homes..."	Comment noted, the requested change will be made.
16	Page 2-21, first column, first paragraph	"...mixed use units <del>that</del> allow families to live..."	Comment noted, the requested change will be made.
17	P-LU-27	(See also the <u>Historic Preservation Element</u> ).	Comment noted, the requested change will be made.
18	Page 2-27	Make <i>Balanced Communities and Equitable Development</i> a Heading	Comment noted, the requested change will be made.
19	Page 2-31, Airport Activity	"...ALUCP addresses with established policies for land use compatibility, <del>as discussed in the Land Use Element</del> "	Comment noted, the requested change will be made.
20	Zoning and Land Use Map	The areas of concern, as the BHCC Community Group, voted on July 24, 2014, that we forward a letter stating the changes. The vote was unanimous to support the Plan changes if we truly want to meet the Community visions and guiding principles on Page 1-6. Throughout the draft plan on all of the boundary maps we noticed that from a cultural and historical perspective that not one the maps depicts the Rev. Dr. Martin Luther King, Jr. We want to see Dr. King's name entered on the maps! - SR 94, - Martin Luther King Jr. Way (Broadway Heights) which can be googled for street naming. The other area of change is the northern gateway for Encanto; the Draft Plan depicts seven gateways. (BHCC)	Comment noted, "Martin Luther King Jr. Way" will be added to SR-94, and official names will also be also be added for both I-805 and I-15.



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21	Zoning and Land Use Map	<p>The gateway on Federal Blvd. exit, starting at 60th St. down to Winnette St. on the north side of Federal Blvd, the zoning should be changed to meet the needs of our community in the 21st Century! The mentioned area is long over due for a zoning change, which has created a major blight and lack of economic revitalization! Broadway Heights Community Council was instrumental in getting \$7.2 million for street, sewer widening and bike lanes for Community infrastructure. As it stands today, if the properties in question, according to the Vision and Guiding Principles of the Draft Plan, a zoning change is in order! Broadway Heights believes and agrees that this area is a Major Collector Gateway for surrounding communities (Lemon Grove, Spring Valley, La Mesa and Encanto residents) and would create economic stability, jobs, walk able neighborhoods, safety, and of course, long overdue blight change for our community. The zoning that the Broadway Heights has agreed upon and are willing to support in the Community Plan Update Plan Process is Neighborhood Mixed Use Zoning! (BHCC)</p> <p>Revise the Federal Blvd proposed Industrial Land Use and Zoning package to alternative Neighborhood Commercial land use with implementing zone CC-2-1. Include community serving retail uses (Starbucks). (BHCC)</p> <p>We need some sort of mixed use in the northern part of Encanto, adjacent to the 94 freeway. I understand that the area re-designed as a commercial (the red zone) will have not effect on changing the current use of the property in that location. If it did, that location would be excellent for mixed-use development. We virtually have no option in the area when it comes to walking or biking to shop, dine, or even taking a bus for that matter. We need some economic activity in this area in addition to car repair, tire repair, warehousing, and junkyards. The strip of land adjacent to the 94 is the only alternative. In summary, we need some quality businesses in the area that we can walk and bike to and easily commute to. (Thomas V. Clements)</p> <p>Explain and specify the necessary zoning code(s) for establishing a “Federal Blvd gateway corridor” that meets the expectations, dreams and vision of residents and homeowners, as well as the character of the neighboring communities. (Broadway Heights Neighborhood Community Members)</p>	<p>Federal Boulevard was initially proposed to remain Industrial Land Use designation and Light Industrial IL-2-1 zone consistent with the current uses. City staff met with Broadway Heights Community Council and interested community members to discuss the Gateway vision, urban design, and revitalization desires for the corridor. The land use designation was revised to Community Commercial-Residential Prohibited with implementing zone of Commercial Office CO-2-1 (Residential Prohibited) to address community concerns. City staff will continue a series of meetings with community stakeholders and the Council Office to discuss development of a Federal Boulevard Revitalization Action Plan and development of a maintenance assessment district.</p> <p>In addition, the following polices will be added (after P-LU-44):</p> <p>Support the creation of a Maintenance Assessment Districts (MADs) to finance special benefit services, including streetscape improvements; installation or maintenance of open space, mini-parks, street lighting, security, screening, flood control, and/or drainage.</p> <p>Support the creation of a Revitalization Action Programs (RAPs) to serve as an action plan for implementing streetscape, canyon, and park improvements that will provide both physical and economic benefit to the surrounding neighborhood.</p>





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22	Page 1-11	Extend the Village to Woodman Street on Imperial Avenue. Currently, Village District runs to 66th Street only (Alfredo Ybarra).	Comment noted, the requested change will be made.
23	Page 1-7, Location and Boundaries	Missing Emerald Hills neighborhood.	The neighborhood of Emerald Hills will be restored to the community plan. In addition, text will be added to Section 1.3 to provide descriptions on each of the neighborhoods.
24	Page 1-2, Plan Purpose and Process	Add discussion about Mixed-Use to this section.	An additional bullet will be added to page 1-2, stating the following: " Incorporating higher intensity mixed use designations around trolley stops."
25	Page 1-7, Community Profile	Considering a name change from Encanto Neighborhoods to Chollas Valley	The Encanto Neighborhoods Community Planning group is taking the lead on this item.
26	Page 1-10, General Plan Guiding Principles	Number 6, What does high quality affordable housing mean? Number 8, What does "balanced communities" mean? Add additional discussion/expand on these topics. Create more of a focus on walk ability and promoting healthy lifestyle.	Please refer to the General Plan for a definition of "high quality affordable housing" and "balanced communities"
27	2.3 Village Areas and Key Corridors	Add language and policies to protect the panoramic views in Encanto. For example, establish protected view corridors.	Please refer to the Conservation and Sustainability Element, page 8-8 for a discussion of Scenic Resources and Pubic Views; and Figure 8-2: Open Space, Hillsides, and Views in Encanto.
28	Page 1-4, Plan Organization	Missing Historic Section from organization breakdown.	Comment noted, the requested change will be made.
29	Page 2-4, Active Frontage	This discussion might be best moved to Urban Design. Maybe introduce it in Land Use, but include the figure and larger discussion should appear in Urban Design.	Comment noted, the discussion of Active Frontage will remain in Land Use Element.



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30	Figure 2-2, Active Frontage	The figure is a little hard to read, the street names cover the red line in areas and you cannot tell if it is solid or stripped (for example, this occurs on Euclid Ave.). Is unclear if the required frontage includes all four corners of certain streets or begins on one side of a corner and not on the other (Ex. Corner of Market and 63rd). I think there might be a way to call out exactly where required and permitted frontage begins and stops.	Comment noted, the Figure will be improved to make the street names more legible, and the frontage requirements more clear.



#	Location of Comment	Comment	City of San Diego Response
31	General Comments	<p>My hope is that the plans will:</p> <ul style="list-style-type: none"><li>*provide more medium income homes as we do not want to be the low income capital of San Diego we want to attract residents with a broad spectrum of income. We can not attract more business and merchants to the area if it is just focusing on LOW INCOME</li><li>*we don't need any more rehab, or first step programs as we already have a high % of sex offenders in this community.</li><li>*While we want to serve those residing here we want to elevate this community not warehouse the poor and the criminals on the edge.</li><li>*Capitalize on the wonderful assets/views/location to attract others to come to Encanto...I feel like the city does not think we deserve better but can just saddle us with anything other communities would not have. (Roz King)</li></ul>	<p>Please refer to the following Land Use Policies for additional discussion of the topics of concern:</p> <p>LU-28: Achieve a diverse mix of housing types and forms, consistent with allowable densities and urban design policies.</p> <p>LU-61: Encourage the development of moderately priced, market-rate (unsubsidized) housing affordable to middle income households earning up to 150% of area medium income</p> <p>*please note that 150% of AMI equals an approximate 2014 annual income of \$75,900 (<a href="http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k14.pdf">http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k14.pdf</a>)</p> <p>In addition, additional text will also be added to page 2-27, Balanced Communities and Equitable Development to read: "One of the goals of the plan is to help bring about a diverse mixture of residential opportunities, including market rate housing, senior and multi-generational housing, small lot townhome development, and affordable rental and for sale housing."</p> <p>The subheading under Policies will be revised to "Market-Rate and Affordable Housing".</p>



#	Location of Comment	Comment	City of San Diego Response
32	General Comments	<p>Initially I couldn't understand the Plan repeatedly harping against fast food because we don't have any big corporate hamburger chains. Then I realized you mean places where there is no table service &amp; people pay when they order. Around here that means family owned Mexican food, fish &amp; BBQ. The Plan tells us that the community has lower average income &amp; larger families. They can't afford a sit &amp; tip restaurant when they can get the same burrito at half the price from a family owned take-out place. So don't get rid of those. A real restaurant will be nice to have also.</p> <p>Similarly, liquor stores serve the community. They buy &amp; leave. Bars are a bad idea cause drinkers stay and drink (&amp; drink...) &amp; spend more of the family budget than if they bought a six pack. Bars, clubs, &amp; music venue are not appropriate because the whole commercial area will be high density residential. Noise violence and crime are inevitable with groups of exited drunk happy people. No no. More police more street lights will not fix this one. A restaurant w a separate bar area would be okay because it is of a different nature, but still provide a place to gather over drinks.</p> <p>A BREWERY located near the post office is a brilliant idea! Kudos to whoever thought of that one. It is a whole different thing. (Susan Drury)</p>	<p>Comment noted, please refer to the Municipal Code, Chapter 13 for additional details on the variety of commercial uses that may operate in future mixed use areas.</p> <p>In addition, please note that any new applications for liquor licences must provide public notification prior to approval.</p>
33	General Comments	<p>Carefully read the Encanto Community Plan book. Beautifully done &amp; lots of tiny detail. I think that considering the demographics &amp; density that between 61st &amp; 69th streets what the community needs MOST of ALL is a storefront walk-in Women's Health Center, printed clearly on the window "Low cost birth control" "prenatal care" "std care" etc. When the woman is walking to buy her healthy foods, towing along her 3 young children because she has no car &amp; no sitter, she will walk by the store time after time until one day she just goes in. This is different than scheduling an appointment on Euclid Ave w a doctor. This is similar to having healthy foods for sale in the neighborhood because people won't travel to buy it elsewhere. The best way to lift people out of poverty is to encourage/enable them to have small families. This is a very serious suggestion. (Susan Drury)</p>	<p>Comment noted, please note that the issues addressed in this comment are not in the purvey of the Community Plan Update and would be best addressed with Health Service providers.</p>



#	Location of Comment	Comment	City of San Diego Response
34	Council Policy 600-19: Balanced Communities	I'm still looking into your request for a number or percentage of market rate houses that we need in the proposed increase density to raise our area median income (AMI) enough to attract a variety of businesses. Conceptually, it seems to me we need to attract enough middle class families to make up the difference between our AMI and the City's AMI even as the AMI increases over the next 30 years. I think I need to ask an economist. (Kathleen MacLeod)	Please refer to page 2-27 for a discussion of Balanced Communities and Equitable Development. Additional details on Council Policy 600-19: Fostering of Balanced Community Development for the City of San Diego can be found at the following website: <a href="http://docs.sandiego.gov/councilpolicies/cpd_600-19.pdf">http://docs.sandiego.gov/councilpolicies/cpd_600-19.pdf</a>
35	General Comments	It is very important that every effort should be made to identify those land use policies that enhance the Encanto community. There is a long history of political decisions overriding smart planning decisions. I would suggest that. The new urbanism concept for housing and cited elements for landscaping and defensible space be key elements in identifying land use designations as it relates to those areas designated for residential. The Euclid corridor should have ample zoning to meet the demographic growth with reasonable density. (Bill Ponder)	Comment noted, the Community Plan Update contains goals and policies that address enhancing the Encanto community. Please refer to page 2-14 for a discussion of Village areas and key corridors. Please refer to page 4-16, policies UD-61 to UD-67 for designing for defensible space. Please refer to page 4-19, policies UD-91 to 100 for topography and landscape.
36	General Comments	The Village District between 60th and 65th on the Southside of the street was the center of Encanto with little shops and stores it would be great to bring it back. The transportation corridor should not go east of 65th on Akins Ave into the area with homes. (Vicki Madrid).	Comment noted, the designated land use between 60th and 65th allows for mixed-use development.
37	Land Use and Zoning Maps	The Community Mixed-Use Village designation – request that this designation allow up to 74 du/acre consistent with the General Plan’s Community Village land use category. The illustrations in the draft Community Plan show four- to-five-story buildings which is more representative of this higher density, which is also appropriate in a transit oriented village. The higher density will also increase the chances for obtaining various grants and other funding sources targeted towards higher density, TOD development areas. (Civic San Diego)	A higher density alternative will be evaluated in the Programatic Environmental Impact Report (PEIR), and will be available to the City Council for adoption.



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38	Land Use and Zoning Maps	On the Hilltop site, request that the boundary between the Medium Residential and Neighborhood Mixed Use designations should be adjusted westward to align with Hall Street. This will allow for maximum flexibility in positioning this site for redevelopment while still providing an adequate lower density residential buffer to the existing neighborhood to the west. It should be noted that the ultimate development of the site will be subject to a Disposition Agreement approved by the City Council, including a specific development plan so any concerns about compatibility with the neighborhood will be addressed through public review and comment during the development and approval of the development proposal. (Civic San Diego)	Comment noted, the Hilltop site is currently under discussion.
39	Land Use and Zoning Maps	<p>Valencia Business Park – request clarification of the types of uses allowed by the applicable zoning, which would apply to ensure that adequate ancillary retail and commercial uses are permitted under the Business Park land use designation. (Civic San Diego)</p> <p>Excerpt from Lee and Associates Letter: "The largest contiguous area in Valencia Business Park is 3.45 gross acres. Co-locating multi-family residential in direct proximity to any industrial use is incompatible. Any residential development on the 3.45 acres would be no more than 310 feet from an industrial building. There is existing residential within 400 feet to the north of Valencia Business Park that would be impacted by the types of uses allowed under light manufacturing and R&amp;D in the IP-3-1 zoning. The zoning designation that will best respond to market demand for Valencia Business Park is IL-3-1 with exclusions for retail and assembly/entertainment. It is consistent with I-1 zoning in gateway Business Park east. (Linda Greenberg, Lee and Associates)</p>	The community is considering a land use of Industrial/Office Park and implementing zoning of IL-3-1, which allows for light industrial, commercial, and office uses. Please refer to the Municipal Code Chapter 13, Industrial Base Zone for complete listing of uses. The City is awaiting final approval of this land use from the Encanto Neighborhoods Community Planning Group.
40	Land Use and Zoning Maps	Building Heights – request consideration of allowing the building height in the Neighborhood Mixed Use, Community Mixed Use, and Community Commercial designations be raised from 60 to 65 feet to allow for proper mixed-use building design of Typical Type III buildings incorporating an appropriate ground-floor height of 15 feet (to support proper retail) and five stories of residential above. (Civic San Diego)	Comment noted, the requested change to 65 feet will be made.





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41	Land Use and Zoning Maps	TDR Eligible Sites – request that sending and receiving sites be allowed anywhere within the proposed Village District (not restricting receiving sites to ¼ mile radius from trolley stop) except that the use on the sending site must be conforming with zoning (Page 2-17). All or almost all of the Village District sites are within a ½ mile radius of trolley stop. (Civic San Diego)	The goal of the TDR program is to direct growth and density towards trolley stations. The TDR program will remain as currently proposed in the Community Plan Update.
42	Land Use and Zoning Maps	Site Specific Policies – request elimination of Policies P-LU-14 and 16 as they contradict Nos. 37 and 38 above and limit development beyond the proposed land-use designations. (Civic San Diego)	Comment noted, the requested policies will be removed.
43	Land Use and Zoning Maps	Trolley Station Properties – request inclusion of a policy encouraging development on MTS-owned properties at trolley stops. (Civic San Diego)	Comment noted, the City requests that Civic San Diego draft the requested policy.



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44	Land Use and Zoning Maps	<p>Redraw the Land Use map accurately showing the full extent of the Broadway Heights community, including the light industrial section along Federal Blvd. (Broadway Heights Neighborhood Community Members)</p> <p>Correct Community Plan Land Use Element to include Lemon Grove/City of San Diego boundary. (Groundwork San Diego)</p>	Comment Noted, the requested change will be made.
45	Land Use and Zoning Maps	Land use decisions along Federal Blvd greatly delineate the character and vision of the gateway and village that include Broadway Heights, Emerald Hills and other adjacent neighborhoods. Currently, this light industrial gateway sector is a blight on the neighboring communities. This major entranceway to these communities should be zoned to include green space- park with trees and grass- sidewalks and pedestrian trails. (Broadway Heights Neighborhood Community Members)	Comment noted, landscape issues along Federal Boulevard will be addressed with the proposed RAP (see response number 21 above). In addition, crepe myrtles will be added to the proposed street tree palette for Federal Boulevard and Broadway Heights as discussed in the Urban Design Element, page4-23, and as shown in Figure 4-13.
46	Page 2-28	Need a buffer for freeway noise, including appropriate zoning ordinance. (Broadway Heights Neighborhood Community Members)	Comment noted, a buffer will be incorporated with the updated CO-2-1 zoning.
47	General Comments	Provide signage that prevents homeless campsite setups on sidewalks along Federal Boulevard. (Broadway Heights Neighborhood Community Members)	Comment noted, signage along Federal Boulevard will be addressed with the proposed RAP (see response number 21 above).
48	Page 2-28	Control noise pollution from the industrial sector along Federal Blvd and from highway 94 (Martin Luther King Freeway). These homes were erected in the 1950's when traffic and industrial noise were at a minimum. Today, noise pollution and air pollution from the traffic and these businesses are unhealthy factors of consideration for residents and homeowners who live in this area. The residents deserve better. (Broadway Heights Neighborhood Community Members)	Comment noted, Noise sources including motor vehicle traffic, and noise sensitive land uses are discussed on pages 2-28 to 2-23.



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50	Page 2-19, Policy P-LU-16	<p>Please change comments to not be so detailed similar to other sites. May I suggest "develop the former Ouchi site with a combination of residential and commercial uses. Consider a compact building and pedestrian friendly design with retail along Imperial Avenue." (Roxanne M. Girard, Ito Girard &amp; Associates)</p> <p>Ouchi Site and surrounding properties – request that the Neighborhood Mixed Use - Low (29 du/acre) designation be changed to the Neighborhood Mixed Use (44 du/acre) designation.(Civic San Diego)</p>	Policy LU-16 will be rewritten to state: "Develop the southside of the 4900 and 5000 block of Imperial Avenue with a combination of street activated commerical and residential. Consider a compact building and pedestrian friendly design with retail along Imperial Avenue."
51	Land Use and Zoning Maps	<p>Please also note that down zoning the areas along the transportation corridors does not make sense. The transportation corridors are the only areas that will have opportunity to develop with density that makes sense and benefits the community by living nearby and using public transportation. (Roxanne M. Girard, Ito Girard &amp; Associates)</p>	The 2009 5th Amendment to the Central Imperial Redevelopment Plan amended the 1987 Southeastern San Diego Community Plan and Southeastern San Diego Planned District zones from a mix of residential and commercial zones to a land use mix of two residential and one mixed-use designation and five implementing citywide zones. The proposed plan will create a consistently designated Neighborhood Mixed Use-Low (15-29 dwelling units per acre) and CN-1-3 zone along the Imperial Corridor from Willie James Jones Avenue eastward to Euclid Avenue. The plan treats both sides of the street the same, allows larger community serving mixed-use development along the whole span, a consistent frontage, and removes split designations and zoning on individual parcels.



#	Location of Comment	Comment	City of San Diego Response
52	Land Use and Zoning Maps	Request Community Plan Update (CPU) Land Use policy to encourage conversion of the 6200 block of Federal Blvd, south side (Union Pipe Trades Training Center), to include active recreation component. (Broadway Heights Neighborhood Community Members)	The General Plan standard for Recreation Centers is one 17,000 sq foot facility to serve 25,000 or within + 3 mile radius. They are typically located at a public park site that provides other recreational amenities. The Community Plan is recommending a Recreation Center within the Emerald Hills Neighborhood Park to address this community member’s concern.
53	Chollas Creek	Chollas Creek: <ul style="list-style-type: none"><li>o Homeless encampments in creek area</li><li>o Want to create overarching legislation to address creek restoration</li><li>o Runoff from Lemon Grove impacting the downstream environment</li><li>o EDCO rinsing trucks into creek</li><li>o Create additional green space and recreational areas in the community such as passive recreational uses (benches, trails, etc.)</li></ul> (Broadway Heights Neighborhood Community Members)	Comment noted, please refer to the Conservation Element, page 8-8 for a discussion of Chollas Creek Open Space, Wetlands, and Landform Preservation; and page 8-13 for supporting policies.  In addition, please refer to Groundwork San Diego, a non-profit environmental organization committed to revitalizing the Chollas Creek Watershed and its communities, for additional information on current efforts to revitalize Chollas Creek.



#	Location of Comment	Comment	City of San Diego Response
54	Land Use and Zoning Maps	<p>It is recommended that the community plan state that the property know as Hilltop and Euclid site (owned by the City of San Diego and managed by Civic San Diego) be developed in a manner which is complimentary to the San Diego Unified School District site immediately north known as Earthlab. It should be noted that during a recent meeting (August 20, 2014) which included representatives of City Council District 4, San Diego Unified School District, Encanto Planning Group, Civic San Diego, City of San Diego Planning Department, and Groundwork San Diego, consensus was reached that the current Earthlab site would be supported as an outdoor learning center for the youth and families of Encanto neighborhoods.</p> <p>Additionally, it is recommended that the Civic San Diego Hilltop property on Euclid Avenue be planned in a manner consistent with the Community Plan Urban Design goals for the Earthlab property as a Gateway/Anchor that celebrates the Encanto Neighborhoods' "heritage and culture," promotes "public gathering spaces and includes lively public plazas," and "celebrates surrounding amenities such as Chollas Creek." (Groundwork San Diego)</p>	Comments noted.



#	Location of Comment	Comment	City of San Diego Response
67	General Comments	What are the three intermodal transit centers that are designed for higher density? By the City General Plan, and SANDAG's 2050 Regional Transportation Plan?	<p>The community plan is designed around a strong transit oriented development framework that focuses new higher density and intensity development within a village in close proximity to transit services including the 47th Street, Euclid and Market Street, and the 62nd Street Transit Stations. The City of San Diego General Plan's City of Villages strategy supports expansion of the transit system by calling for villages, employment centers, and other higher-intensity uses to be located in areas that can be served by high quality transit services.</p> <p>The SANDAG 2050 Regional Transportation Plan (RTP) planned transit improvements for Encanto are included in the Mobility Element on Page 3-7.</p>





#	Location of Comment	Comment	City of San Diego Response
1	General	wherever plan mentions walking and pedestrian improvements, it should also mention pedestrian safety (Workshop Comment).	The mobility element addresses pedestrian safety, and is focused on ensuring that walking, transit and cycling are convenient, pleasant, safe and desirable modes of travel. <i>Section 3.1 Active Transportation</i> specifically addresses pedestrian safety in the subsection titled "Walkable Communities" and in the related policies on page 3-3.
2	General	<p>Thank you so much for your interest in helping us to accomplish and achieve Broadway Heights Community Council's (BHCC) walkable community goals of "A safe and comfortable pedestrian environment and; Greater walkability achieved through pedestrian-friendly street, site, and building design." Our goals and objectives of BHCC are to implement project WBS#S13020. BHCC endorses the beginning stages of the conceptual drawings for the Martin Luther King Jr. Way streetscape improvement project as presented by Mr. Howard Blackson III. We appreciate your support by sending Ms. Kris Shackelford to our monthly community meeting. Ms. Skackelford appears to be alighted with our vision for this project and we would like to see her and Mr. Howard Blackson III continue their involvement with this project.</p> <p>MLK Jr. Way presents an excellent opportunity to enhance several unique features. These were identified by the BHCC as an opportunity to enhance its local community character, i.e. green space, lighting, signage, benches, selected MLK Jr. historic quotes and notable recognition signage. On June 26, 2014 during the BHCC monthly meeting, members voted unanimously in favor of moving forward with this project. We highlight encourage that the selected consultant move forward with community design Charrettes, preliminary design and cost estimate (Robert Robinson, BHCC).</p>	



Community Plan Update

#	Location of Comment	Comment	City of San Diego Response
4	General	<p>As per law, we would like the new LOS standards that have been passed into law to dictate the planning group. The new LOS is multi modal.</p> <p><a href="http://www.spur.org/blog/2014-06-26/can-new-law-free-cities-car-oriented-development">http://www.spur.org/blog/2014-06-26/can-new-law-free-cities-car-oriented-development</a> (Roger Leszczynski).</p>	<p>Thank you for forwarding the article. It is a good synopsis of the work underway at the State level to craft new solutions for infill development and multi-modal transit oriented development environments. The community plan updates have the ¼ and ½ mile radius indicated on the maps to keep development in near proximity to the stops or corridors. The City Mobility staff have been participants in the Governor’s Office of Planning and Research (OPR) SB743 transportation working team. We are excited at the prospect of having new tools put into place to foster better mobility options, lively communities, streetscapes and pedestrian environments while not expanding roadways for additional traffic trips or land allocation for vehicular parking. Currently the OPR is delayed in releasing the draft guidelines. The release is anticipated for mid-July. The draft will go to the California Natural Resources Agency for their review that could be as short as 6 months or as much as a year process. Individual jurisdictions will receive the final guidelines, revise or amend the existing regulations to match the new guidelines and provide a transition period of approximately a year to begin implementing regulations,. This will allow both staff, developers, consultants and the communities to be familiar with the revised regulations and begin to use them. Given the overall amount of work remaining at the State level, new regulations will likely be implemented as early 2016 to 2017.</p> <p>The Southeastern San Diego and the Encanto Neighborhoods Community Plans will be complete prior to the State determining the new regulations. We are working in the strategies for multi-modal communities but cannot incorporate the yet to be released draft guidelines into the Environmental Impact Report technical studies until the document has been adopted. We are all hoping SB743 comes online sooner versus later.</p>



#	Location of Comment	Comment	City of San Diego Response
5	General	Include angled parking on Imperial Ave (similar to what was done on the 101 in Encinitas)(Workshop Comment).	
6	Table 3.1	In the Encanto Technical Report has a lot of useful data. It identifies the roadway classification and if there is sidewalk or bike facility within that segment of roadway. Can we get that information in an Excel format? (Gary Chui)	
7	Figure 3-1	In the Encanto Technical Report shows the locations of missing pedestrian facility. Can we get a copy of that GIS layer? Can we get the same information for bike facility and other transportation assets that have been evaluated? (Gary Chui)	
8	Figure 3-2	In the Encanto Technical Report shows the high pedestrian demand locations. Can we get a copy of that GIS layer? Can we get the same information for transit facility, bike facility, and other transportation assets that have been evaluated? (Gary Chui)	
9	Table 3-3.A	In the Encanto Technical Report shows the Pedestrian Level of Services at AM Peak Hour. Can we get that information in an Excel format? Can we get the same information for transit facility, bike facility, and other transportation assets that have been evaluated? (Gary Chui)	
10	Table 3-3.B	In the Encanto Technical Report shows the Pedestrian Level of Services at PM Peak Hour. Can we get that information in an Excel format? Can we get the same information for transit facility, bike facility, and other transportation assets that have been evaluated? (Gary Chui)	
11	Figure 3-5a	In the Encanto Technical Report shows the locations of pedestrian crossing study intersections (AM Peak Hour) Can we get a copy of that GIS layer? (Gary Chui)	
12	Figure 3-5b	In the Encanto Technical Report shows the locations of pedestrian crossing study intersections (AM Peak Hour) Can we get a copy of that GIS layer? (Gary Chui)	
13	General	The plan proposes to create seating plaza and parklets within the City’s ROW. Please note that the attorney is in currently discussing the proper use of public ROW. (Gary Chui)	



#	Location of Comment	Comment	City of San Diego Response
14	Intersections in Signal List	31st and Market has been funded for a traffic signal; 31st and Imperial, 31st and Oceanview, 31st and Commercial, and others meet signal warrants, yet, they are not mentioned in the report. The report should review all intersections in our signal list and show them as qualified for signals. 31st St appears to be in need of more detailed analysis, given the number of intersections that meet warrants (Julio Fuentes).	
15	LOS	What is going to be done to mitigate all the red (level of service E/F) intersections and segment locations? (Julio Fuentes).	
16	Synchro Analysis Report	Please provide all the synchro analysis reports and also the electronic synchro files and simulations network for our review ( .sin and .sim files)(Julio Fuentes).	
17	Raw Volume Data	Please provide all the raw volume data including machine counts and manual counts for our files (Julio Fuentes).	
18	page 1-11	proposed class 1 along the trolley line (great idea) no indication of bike lane on imperial chollas creek bike path only ends in southcrest park (Roger Leszczynski).	
19	page 3-6	no class 1 along trolley line imperial bike lane exists fully connected bike paths along chollas creek market street was asked not to be class 1 bike lane (Roger Leszczynski).	
20	page 3-4	33rd/oceanview blvd to 33rd/imperial blvd is a connector walkway heavily used (Roger Leszczynski).	
21	Page 3-9 Street & Freeway System	East-west connectivity is limited mainly to Imperial Avenue ( <b>and Market Street?</b> )...	



#	Location of Comment	Comment	City of San Diego Response
22	Sidewalks	Add Sidewalks in Alta Vista Improve existing sidewalks in Emerald Hills Groveland/Euclid/Naranja make priority streets for sidewalks Improve walkability on 47th Street	
23	Figure 3-2, Planned Bicycle Network	Differentiate between blue and black	
24	Page 3-9, Street & Freeway System	Edit typos : " ...3-6 show recommended mobility concepts along Market Street, 47th Street, and Euclid Avenue."	
25	General	Address noise pollution in the mobility element	
26	General	Traffic Calming - add discussion of roundabouts Install roundabout on Klauber/Bither and Klauber/69th Street	
27	Page 3-7, Public Transit	Add SANDAG 47th Street BRT Station discussion	
28	Page 3-3, Walkable Communities	Add more trash receptacles Add traffic calming discussion	
29	Page 3-3, Bicycling	Better define the different types of lanes.	
30	Page 3-3, Bicycling	Reference to Table 3-1: bicycle facility typology, is incorrect. Reference should be 3-2.	
31	Figure 3-1, Pedestrian Routes	Add pedestrian connection on 63th from Imperial to Broadway.	



#	Location of Comment	Comment	City of San Diego Response
32	Page 3-10, Intelligent Transportation Systems	Fix typo "throughput"	
33	Figure 3-3	Add MTS service to Broadway Heights (NE Encanto) Check map boundary along Federal Blvd.	
34	Federal Blvd.	Eliminate long term truck parking along Federal Blvd. Add sidewalk along Federal Blvd. Incorporate Creek into design along Federal Blvd.	
35	P-MO-3	Add Pedestrian priority light to ensure pedestrians can cross the street first.	
36	Figure 3-1, Ped Routes	Add pedestrian master plan example.	
37	Figure 3-9, Street Improvements	Add bike counts, pedestrian counts/mass transit ridership Add sidewalk at Federal Blvd. Gateway Add landscaping on the Southside of Federal Blvd. Improve eastbound access to Federal Blvd. Create a grade separated trolley track at Market/Imperial	
38	Page 3-5 Bicycle Facilities	Dedicated bicycle paths should have centerlines. (Lines improve safety and traffic flow for cyclists and pedestrians just as they do for motor vehicles.)	
39	3-7 Bus Rapid Transit:	Although the advantage of BRT is that it is not permanent, this lack of permanence is also its weakness because builders who intend to locate near transit stops cannot rely on BRT to remain where they are. Light rail, in contrast, has several advantages over BRT. Because it is permanent, it can attract certain types of commercial that BRT would not attract. It is more energy efficient. Also, it can be automated with existing technology, which can reduce operating costs and improve safety. Therefore, BRT should be viewed as a stopgap mode, and light rail should be viewed as the ultimate goal and planned for accordingly.	





#	Location of Comment	Comment	City of San Diego Response
40	3-10 Traffic Calming	Roundabouts, which are used successfully throughout the world, have several advantages over controlled intersections. 1) they require no maintenance or energy. 2) while they calm traffic, they also keep it moving, which saves fuel for motor vehicles and improves traffic flow.	
41	3-10 Parking:	Create an incentive for people to drive smaller cars by providing small-car parking spaces nearest to shops, restaurants and other commercial destination points.	
42	Figure 3-2: Planned Bicycle Network	Looking at the bike network maps, they need to be separated. The proposed vs. city planned routes, the color schemes can overlay the others and it is hard to deduct what is what. I have pushed for imperial to have class I lanes and I do not see it on there for both groups, especially in the business districts. (19th ave to 32nd street, 45th through Euclid). 47th Euclid also needs a class 1 connector to places like food4less and up to the hill near the 94 where they can pay their Cox bill. Cyclists should be able to go from their home to local grocery store, our community should not be a through way for lance Armstrong going from downtown to the easy county mountains. (Roger Leszczynski)	
43	Figure 3-1: Pedestrian Routes	63rd Street, north of Akins to Broadway should be considered pedestrian route due to traffic. (Alfredo Ybarra)	
42	General Comment	It is far to say that with increase in traffic more focus on creating mobility within both the market street and Euclid corridors should be essential. The capacity to move the trolley station above Euclid and to identify adequate bus and trolley transportation systems to support the development around the station is critical. Street loads for vehicles and walk able paths down the streets is critical. (Bill Ponder)	
43	Figure 3-3	More bus stops with benches are needed (Bertha Algarva).	
44	General Comment	Add 24 hour surveillance camera and police at the 62nd St. trolley stations. (Vicki Madrid)	
45	General Comment	Add and improve sidewalks for walking on Akins Ave between Market St. and Lemon Grove. (Bertha Algarva)	

# Encanto Neighborhoods



Community Plan Update

## Draft Community Plan Update Response to Comments Matrix MOBILITY

#	Location of Comment	Comment	City of San Diego Response
46	Figure 3-2: Planned Bicycle Network	Provide bike lanes that are detectably painted for way finding and safety. (Reference to the green lanes painted on El Cajon Blvd (east) and University Blvd near College Avenue. Provide parking signage, especially as it pertains to overnight parking and neighborhood parking rules authorized under Sections 86.0138 through 86.0143 of the San Diego Municipal Code. (Broadway Heights Neighborhood Community Members)	
47	Figure 3-9, Street Improvements	Complete sidewalks along Federal Blvd that connect to Lemon Grove at McArthur Drive, include replacing the grass in front of the trucking company with a sidewalk. (Broadway Heights Neighborhood Community Members)	
48	General Comment	Provide for public transit in the northwest section of Encanto neighborhoods, either via MTS or a public-subsidized (or semi-private) transit program. (Broadway Heights Neighborhood Community Members)	
49	General Comment	Make sure that the CPU is consistent with the 47th Street BRT Station Evaluation and Technical Report. Possibly include a graphic example in the plan if approved by traffic consultants and traffic planners.	



#	Location of Comment	Comment	City of San Diego Response
50	General Comment	<p>The number one issue is the unsafe driving practices occurring both North and Southbound on 60th street between Weaver and Broadway streets. This illegal behavior is very common. People traveling North use excessive speed to make it up the 24% grade hill and often do not stop at the stop sign at the crest. If a car does stop at the sign and there is another car right behind it, the trailing car, once stopped may not be able to continue up the steep grade and ends up backing down the hill in an unsafe manner. Third, there is no way for residents to safely enter or exit their driveway due to the combination of speeding traffic and steepness of the hill. On top of these problems, traffic wear and water erosion have created a dip at the bottom of the hill where Radio Drive intersects with 60th Street. As a result, fast Northbound drivers tend to veer off the road to the East, damaging telephones poles, fences, trees and street signs and putting pedestrians at grave risk. Video and accident reports are available upon request. There have already been fatalities because of speeding and failure to stop at the top of the hill. It is absolutely essential that traffic on this section of the road be slowed down. To solve this problem, I suggest placing stop signs at the bottom of the hill -- at the intersection of 60th and Radio -- in both directions. This will deter driving at extreme speeds up or down the hill and also minimize congestion at the Northbound stop sign at the intersection of 60th and Weaver Streets. An added benefit is that this change would make the area more walkable for residents. Also, it opens up a safe crossway for residents to access the open space at the end of Radio Dr. Slower traffic and easier access to this open area are in alignment with the desire to promote country living in the city. (Tammy Lee)</p>	
51	Page 4-2, Existing Land Form Snapshot	<p>Look at opportunities to connect Market Street to Imperial Ave as a collector street.</p> <p>On 47th Street create a children's walkway and bicycle land.</p>	



#	Location of Comment	Comment	City of San Diego Response
52	Page 4-2; 3rd paragraph: Traffic	<p>As others on the planning group commented last night, traffic flow from the east end of Market Street to Imperial needs to be improved. You (Karen) and I discussed this previously. My suggestion was to extend Pitta across the trolley tracks and connect it to Stevens Way. This would not only improve traffic flow to Imperial, but also reduce traffic in the residential area beyond Pitta, improve access to the post office and the light-industrial zone on Stevens Way, and streamline access to Valencia Parkway.</p> <p>Apparently, the railroads object that the crossings would be too close together. (I’m sure the railroads would prefer to have no crossings at all.) However, in downtown San Diego there are crossings at every block. True, the trolley moves very slowly there, but that is because it is traveling down the middle of a street in high traffic/pedestrian area, plus there are no crossing gates. Still, it demonstrates that having crossings close together does not create an insurmountable problem.</p> <p>Euclid, Pitta and 60th all have crossing gates and the trolley has safe, unencumbered right-of-way. If the Trolley or the railroads have a good reason to oppose extending Pitta, I would like to hear. It. Otherwise, it seems to me that their objection is simply a standard automatic response meant to avoid doing any extra thinking, and they do so because it usually works. Can you give me the number of a contact person so I can make my own inquiry? (Steven Ward)</p>	
33	Parking Ratios	<p>Regarding parking ratios, I don’t adequately understand the theory, issues and arguments in favor of higher vs. lower. Obviously, more parking spaces means it’s easier to find a parking space, but it takes up valuable real estate.</p> <p>The idea of daytime businesses, nighttime businesses and residents timesharing their parking spaces makes sense — though I’m not clear on the details of how it would work.</p> <p>Where can I find help with this? (Steve Ward)</p>	



Community Plan Update

#	Location of Comment	Comment	City of San Diego Response
1	Figure 4-6	The text of the figure (A-D) does not correspond with the correct items in the figure. The Figure should be re-lettered to start at A to match the text.	Comment noted, the requested change will be made.
2	P-UD-27	Include Figure 4-7 Storefront design in the element and update reference.	Comment noted, the requested change will be made.
3	Page 4-21, Parking, Second Paragraph	Make this paragraph Policy P-UD-112 and renumber subsequent policies.	Comment noted, the requested change will be made.
4	Page 4-24, Street Tree Hierarchy	Update Figure reference to 4-13	Comment noted, the requested change will be made.
5	Page 4-24, Street Tree Pallets	Last sentence, change to "live oaks"	Comment noted, the requested change will be made.
6	Page 4-24, Neighborhood Tree Selection	Second to last sentence, update Figure reference to 4-13.	Comment noted, the requested change will be made.
7	General Comment	Tone of element is less community, more consultant based. Language is tilted to the developer and not to the community. For example, replace "fenestration" with "windows"	Comment noted, the plan language will be reviewed to remove the use of technical and industry specific language and jargon.
8	Page 4-20, Lighting and Signage	Existing language: Unnecessary glare should be avoided. Buildings and landscaping can be illuminated indirectly by concealing light features within buildings and landscaping to highlight attractive features and avoid light spillage onto neighboring properties. Building mounted lighting should be angled downwards or include cut-off shields. This language should be strengthened to prevent light pollution Proposed changes: <i>Light pollution and unnecessary glare should be avoided. In order to help maintain dark skies at night, lighting should be directed downward when possible. Where this is not possible, such as when illuminating landscaping or buildings to highlight attractive features, lighting must be carefully controlled to avoid light spillage into the sky or onto neighboring properties. Light fixtures used to illuminate buildings, landscaping or signage should be concealed.</i> (Steven Ward)	The language will be edited as requested.



Community Plan Update

#	Location of Comment	Comment	City of San Diego Response
9	Page 4-21, Policy P-UD-110	Provide clear, legible and professionally designed building address and other signage to identify the development and improve wayfinding and circulation. (Steven Ward)	The language will be edited as requested.
10	Page 4-23, Street Tree Character Drivers	"This should not preclude all shade trees, however: if correctly pruned - <u>trees should not be topped/tipped unless for traffic or pedestrian safety</u> - tall trees will...."	Comment noted, the requested change will be made.
11	General Comment	Conduct a study on the safety and pesticide use along the train track set back.	Comment noted, a study of this nature is not part of the Community Plan Update Scope of Work. A request for a study of the safety and pesticide use should be directed toward the party with jurisdiction over the railroad.
12	Policy P-UD-26	Add language to preserve the hilltops.	Comment noted, hilltops are not protected view corridors. Private property on hilltops are required to conform to underlying zoning, and be sensitive to the topographic conditions.
13	Page 4-12, second paragraph	Add language on the Bus Rapid Transit.	The sentence will be edited to read: "...the 47th Street Trolley /Future I-805 Bus Rapid Transit Station and the 62nd Street Trolley Station..."
14	Page 4-17, Section 4.3 Streetscape and Public Realm	Add mention of bike racks.	The sentence will be edited to read: "Street amenities and furniture, such as benches, pedestrian scale lighting, signs and planters, and bike racks make for a comfortable..."
15	Page 4-20, Policy P-UD-94	"The area's natural base of hillsides, <u>hilltops</u> , canyons, ravines..."	Comment noted, the requested change will be made.
16	Page 4-22, Policy P-UD-116, first bullet	Consider adding "zero scape" and "solar panels"	Comment noted, the policy will be edited to include "Xeriscape" and "solar panels".
17	Page 4-3	Add reference to the following in the goals " High quality development" and Affordable housing including low and very low income housing.	Edit goal number two to read " High quality development and market-rate and affordable housing that contributes to..."





#	Location of Comment	Comment	City of San Diego Response
18	Page 4-4, Urban Design Framework	D - Retrofit/Refurbish. Be wary of over commercialization and too much mixed use E - Make the creek a separate parcel G - Include Imperial Avenue as well (look at Sea Scan in Kerny Mesa as an example), and add language and policies o more strongly High-Tech in the area. I- Move the gateway to Woodman Avenue.	D- Comment noted E - Current dialogue underway regarding making Chollas Creek a regional park. This issue will be addressed as part of that effort. G - Edit sentence to read: " The Market Street Corridor East of Euclid (including the Valencia Business Park), and the Imperial Avenue Corridor is transformed..." I - The Village will be extended to Woodman Avenue and a "gateway" added to this location.
19	Page 4-11, Village Area and Commercial Corridors	Consider adding Imperial Avenue to the Village area. The village area should be higher density and Balanced.	Comment noted, the requested change will be made.



#	Location of Comment	Comment	City of San Diego Response
20	Page 4-14, Green Building Practices and Sustainability	<p>In the Urban Design section, and where parking is mentioned, should direct readers to the Conservation Element for an extended discussion on sustainability. This will avoid stating the same thing multiple times throughout the document and instead direct readers to a comprehensive discussion that is contained in one section.</p> <p>Green buildings, solar lighting, green technology and infrastructure should be built and retrofitted in such a way as to be consistent with the character of the surrounding community.</p> <p>Increase solar energy production in the community.</p>	<p>The Urban Design Element will be edited to direct readers to the Conservation Element. Green building practices and sustainability section is included in the Urban Design Element. The Conservation Element includes a discussion of an array of energy generation technologies as well as sustainability practices</p> <p>Additional policy will be added to address green buildings, and sustainable energy generation.</p> <p>Policy: Urban Design: Encourage building design, construction, and operating practices that can reduce or eliminate the negative impacts of development on the environment and human health, and that are integrated into the framework and character of the surrounding community.</p> <p>Conservation and Sustainability: Support the expansion and architecturally integrated energy generation in new and retrofitted buildings including integrated photovoltaic systems, kinetic, wind, geothermal and new developing technologies.</p>
21	Page 4-12, Industrial Development	<p>Blend the industrial development better into the surrounding neighborhood/with the existing character.</p> <p>Include traffic control/ traffic calming in the Alta Vista neighborhood.</p>	<p>Comment noted, policy P-UD-38 will be edited to read: " New industrial development should recognize that Encanto Neighborhoods is primarily a residential area and should blend with the existing character, and incorporate traffic calming measures. "</p>
22	Page 4-15, Policy P-UD-51	Change "allow" to "encouraging"	Comment noted, the requested change will be made.
23	Page 4-15, Policy P-UD-52	"Encourage and integrate energy generation and sustainability..."	The requested change will be made.
24	Page 4-19, Alleyways	<p>Provide flexibility in converting alleyways.</p> <p>Allow for pathways and greenescapes</p>	Comment noted, please refer to Policy P-UD-87 for a discussion of green alleys.



Community Plan Update

#	Location of Comment	Comment	City of San Diego Response
25	Page 4-6, Cross walk table	Add definitions of the following: General Plan, Community Plan, Overlays, Zoning, and Specific Plan	The terms will be added to the Glossaryand included as an Appendix to the Community Plan Update.
26	Page 4-12	Remove specific plan language in last paragraph.	Comment noted, the paragraph on the specific plan will be removed.
27	Page 4-15, Policy P-UD-49	Expand language on environmentally conscious building practices to include "LEED" and the different certification levels.	Comment noted, green building certificaiton is a dynamic and evolving practice. The City refrains from specifying one particular certification agency (such as the US Green Building Council) or certification process in the Plan, as the agencies and process may evolve over time.
28	Page 4-8, Policy P-UD-11	Object to the specified recess of 2 inches.	Policy P-UD-11 will be edited to read: "Commercial buildings and windows should represent the uses behind them..."
29	Page 4-9, Policy P-UD-18	Believe that chain link fences are okay in some areas.	Comment noted, chain link fences should only be used where not visible from the public right-of-way.
30	General Comment	Add urban area to Federal Blvd at Broadway Heights. This should be a walkable area with a gateway.	Comment noted, this will be addressed with the creation of a RAP as detailed in Land Use comment/response number 21.
31	Figure 4-9, Building Orientation to Open Space	Where could this occur? Designs should address Encanto's topography	This is anticipated to occur on large lots located along Market Street, Imperial Avenue, and Euclid Avenue.
32	General Comment	Should consider getting an architectural review board to review projects in the community.	Comment noted, the creation of an architectural review board is currently under consideration by management.



#	Location of Comment	Comment	City of San Diego Response
33	General Comment - High Quality Development	<p>"Affordable" should say "low, very low income housing", call it what it is. The neighborhood does not want contractors or the planning department to accept a project of low, very low income housing for the hilltop and Euclid site.</p> <p>What is a ministerial project?</p> <p>Where is the traffic study? The Chollas View neighborhoods feels there is too much traffic already and do not want Hilltop Drive to become a thru street. (Argelle Matthews)</p>	<p>Affordable Housing is generally a term used to describe housing (owned or rented) that costs no more than 30% of a household's income. That means rent and utilities in an apartment or the monthly mortgage payment and housing expenses for a homeowner should be less than 30 percent of a household's monthly income to be considered affordable. The San Diego Housing Commission lists the 2014 San Diego County Average Median Income (AMI) for a family of four to be \$72,700.</p> <p>Ministerial permit review is utilized for projects designed and built in conformance with the adopted community plan designation and underlying zone. Ministerial review requires review and approval only by City staff and other governmental agencies. These types of projects (i.e. building permits) typically are not subject to public review or participation prior to final approval. The definition of a ministerial project will be included in the glossary provided as an Appendix to the Community Plan Update.</p> <p>The completion of Hilltop Drive to Euclid Avenue will be fully reviewed and evaluation by City Mobility Planning and Traffic Engineering Operations. A street connection would be evaluated at the time of submitted project plans for the San Diego Redevelopment Successor Agency Civic San Diego's "Hilltop" mixed-use site. The traffic study will be uploaded to the City of San Diego website available at: <a href="http://www.sandiego.gov/encantocpu">http://www.sandiego.gov/encantocpu</a>.</p>



#	Location of Comment	Comment	City of San Diego Response
34	General Comment	As discussed earlier the use of new urbanism in the residential elements of the plan can be critical in creating the village concept. It provides a consistent model of smart growth ideas and concepts. I also believe design review needs to be in the plan so that the integrity of community is secure and those developers who wish to build will conform to those design elements. (Bill Ponder)	Comment noted.
35	page 4-26; First paragraph	Typo: in The size at planting should not exceed 15 gallons... large container specimens in <i>saze</i> and health within a few years. Replace with <u>size</u> and health....	Comment noted, the requested change will be made.
36	Page 4-26, Policy P-UD-26; Section 4.4 on page 4-23 last paragraph.	<p>Remove “correctly pruned” and add language to discourage unnecessary pruning.</p> <p>Every species of tree* has a natural shape that should not be altered by topping, tipping or unnecessary pruning or shaping. Choosing trees that will have the desired shape and size at maturity will minimize the need for pruning interventions. Healthy limbs and branches should not be pruned unless they interfere with traffic or pedestrians, in which case the offending limb or branch should be removed entirely.</p> <p>The most important element of tree care is watering.</p> <p>* This does not include domesticated trees. Most fruit trees are domesticated and, like domesticated animals, require human care. Such trees are routinely topped while young and pruned heavily to spread the branches wide and close to the ground to make the fruit easier to harvest, and to concentrate the plant sugars into the fruit. But even these trees are never tipped or stub-cut as shown in the illustrations below</p> <p>Pruning Techniques that will cause a tree harm: (source: forestry.com) (Steven Ward)</p>	<p>The 2nd paragraph under “Street Tree Character Drivers”, 3rd sentence should be revised to read: “This should not preclude tall shade trees, however, if correctly pruned, tall species that will ultimately provide a shade canopy above the signage and streetlights. The species of trees should be selected to discourage un-necessary pruning of their natural shape. The last sentence should be revised to read “In all instances, consideration should be given to selecting tree species that are appropriate for the location to discourage un-necessary pruning, available planting areas and widths, non-aggressive roots....”</p>



#	Location of Comment	Comment	City of San Diego Response
37	General Comment	All businesses along Federal Blvd should include appropriate setbacks and façades that give uniform and conformity to the village concept. (Broadway Heights Neighborhood Community Members)	Comment noted, please refer to Policies P-UD 3, 4, 10, 21, and 71 for a discussion of appropriate setbacks and facades.
38	General Comment	Provide entryway signage near 60th Street that addresses the values/activities and/or ambience of the neighboring communities.(Broadway Heights Neighborhood Community Members)	Comment noted, a gateway has been added at the desired locaiton to Figure 4-3.
39	General Comment	Develop pedestrian walkways along Chollas Creek extending from the Lemon Grove side, connecting with the bike path and walk path on the south side of Federal Blvd near the off ramp of Highway 94 (Martin Luther King Freeway).(Broadway Heights Neighborhood Community Members)	Comment noted, please refer to the Chollas Creek Enhancement Program. Further evaluation by Groundwork San Diego is currently underway.
40	General Comment	Request the assistance of a well-qualified urban design engineer at our monthly Broadway Heights Neighborhood meeting who will assist the community in further developing its visions and plans for a comprehensive and uniform community plan.(Broadway Heights Neighborhood Community Members)	Comment noted, this will be addressed with the creation of a RAP as detailed in Land Use comment/response number 21.
41	General Comment	<ul style="list-style-type: none"><li>• Streetscape Issue<ul style="list-style-type: none"><li>o Create Landscaping and Street Tree Programs</li><li>o Designate tree species to define the community</li></ul></li><li>• Federal Boulevard<ul style="list-style-type: none"><li>o Gateway to the community</li><li>o Poor, blighted, appearance to the community with lack of urban design, industrial screening, commercial services, and lighting and landscaping (BHCC)</li></ul></li></ul>	Comment noted, landscape issues along Federal Boulevard will be addressed with the proposed RAP (see response number 21 in Land Use). In addition, crepe myrtles will be added to the proposed street tree palette for Federal Boulevard and Broadway Heights as discussed in the Urban Design Element, page4-23, and as shown in Figure 4-13.





#	Location of Comment	Comment	City of San Diego Response
42	P-UD-30, pg 4-10.	Design live/work or shopkeepers units on the ground floor to appear like commercial storefront or gallery space.... Reword: Design live/work or shopkeepers units on the ground floor to be commercial storefront or gallery space; residential not permitted. Ground floor mixed use should not be intended to become residential if commercial uses fail. This policy means the plan has too much mixed use for the demand. Limit the acreage and building permits for mixed use to the amount that's sustainable. (Kathleen MacLeod )	Policy P-UD-30 will be edited to read: " Design live/work or shopkeepers units on the ground floor to be commercial storefront or gallery space; residential not permitted. " Please note that 50 percent of the ground floor is required to be commercial.
43	P-UD-33	Insert clause, "If the commercial vacancy rate is less than 10%(?), uses that have little need for walk-in traffic should be discouraged.... Having a store rented is far better than a vacant one. (Kathleen MacLeod )	Comment noted, commercial vacany rates are not in the purvey of the long range community plan update.
44	P-UD-37	Policy should read: In order to promote active residential street frontages, ground floor units should front onto and take direct access from the street, or from a staffed, open and transparent lobby (this is good for safety concerns of elders. (Kathleen MacLeod )	Policy P-UD-37 will be edited to read: " In order to promote active residential street frontages, ground floor units should front onto and take direct access from the street, or from a staffed, open and transparent lobby ."
45	P-UD-48	Using horizontal overhangs, awning or shade structures above south facing windows....Encourage overhang width to equal half the vertical window height.... Perhaps this could read, If the overhang is less than half the vertical window height, a sunshade is required. I feel soffitts or eaves 50% of the vertical height could be cost prohibitive and discourage good design. I have a custom house with 8' high floor to ceiling windows on the south side. The architect designed the soffitts to be 3' wide, not 4'; this met energy standards when it was built. I supplement the eaves with an exterior opaque sunshade. (Kathleen MacLeod )	Policy P-UD-48 will be edited to read: " If the overhang is less than half the vertical window height, a sunshade is required."
46	P-UD-50, top of page 4-15	What is "exploring vegetation"? (Kathleen MacLeod )	Policy P-UD-50 will be edited to read: " Adding vegetation on the exposed east and west facing walls."



Community Plan Update

#	Location of Comment	Comment	City of San Diego Response
1	General Comment	Concerned about disenfranchisement and use of eminent domain for example on National Avenue, and Caesar Chavez. Concerned about displacement, developers here purchased property on National Avenue and raised rents and evicted people (Robert Leif, Workshop Comment).	Comment noted, eminent domain is no longer used.
2	General Comment	Concerned about jobs and north-south transit access to get people to jobs. Have not seen anything to show that these plans address these issues (Robert Leif, Workshop Comment).	Comment noted, there are no current CALTRANS plans for the SR-94 between 32nd Street and I-15.



#	Location of Comment	Comment	City of San Diego Response
3	Page 5-2 right-hand column, second paragraph: The primary commercial area that serves....	This paragraph makes no mention of Imperial Avenue and Holly Drive between Euclid and Willie James Jones Avenue. Most of the properties on both sides of those streets are unimproved, substandard or otherwise under-utilized. It is an area ripe for redevelopment and it would be an excellent location for a shopping center anchored by a major grocery store such as Ralphs or Albertsons. (Steven Ward)	The paragraph will be revised to state: " The commercial corridors that served the community are Euclid Avenue, Market Street, and Imperial Avenue. The primary commercial area that serves the surrounding residential community is situated adjacent to the Euclid Avenue trolley stop and is undeveloped, with a large amount of vacant land. Potential exists for the Village District around Euclid and Market and the paragraph will be revised to state: The primary commercial corridors that serve the community are Market Street, Imperial Avenue, and Euclid Avenue. Good development potential exists for each of these areas to blossom into active hubs and support expanded development. The Imperial Corridor from Willie James Jones Avenue eastward to Euclid Avenue will be consistently designated as Neighborhood Mixed Use-Low (15-29 dwelling units per acre) and implemented through the citywide CN-1-3 zone. Undeveloped and underperforming development exists in this node that makes the area attractive for new investment. The City of San Diego Redevelopment successor agency Civic San Diego owns the old Ouchi site on the south side. The site is under active consideration as a mixed use development. Other parcels have changed hands recently and may be able to be added to the overall development site.



#	Location of Comment	Comment	City of San Diego Response
4	Page 5-3; Item 5.1, last paragraph: The existing language ought to be re-written for better clarity.	May I suggest the following: “Future demand for a broad range of housing types and income levels could be met with one-third affordable housing and two-thirds market rate housing. Fifty percent of market rate housing should consist of for-sale condominiums, row homes and single-family detached house on small lots. The remaining fifty percent should consist of market rate multi-family apartments.” (Steven Ward)	Comment noted, the suggested revision is too detailed and would constrain potential future development.
5	5-1: Economic Prosperity  Page 5-3, In section 5.2pp2	The Light Industrial (LI) sector along the stretch on Federal Blvd does not fit or serve the community’s economic objectives as stated in goals p1–5. The Broadway Heights (BH) community deserves better attention in this plan. The community is sorely underserved and neglected in this Plan  The businesses currently located in LI are out of character and incompatible as a gateway to BH and other neighborhood communities. The Encanto Plan should be adjusted to include the land use and zoning factors that give expression to the vision and guiding principles the community has set for itself.  “Employment-oriented land use designations are provided to meet unmet demand ...in Business Park area.” doesn’t seem to offer an understanding or plausible or worthy purpose for which this LI area exists. As the LI sector presently exists, it of out of “kilter” with the goals of the community. It is a gateway of blight upon the neighborhoods. This can be changed by implementing the vision and principles the community has identified. (Maxine Sherard)	Comment noted, the Federal Boulevard proposed Industrial Land Use and Zoning package will be revised to Neighborhood Commercial land use with implementing zone CO-2-1 (Residential Prohibited), to address community concerns.  In addition, the BHCC is leading an effort to creat a Maintenance Assessment District (MAD) and Revitilization Action Plan (RAP) for the Federal Boulevard corridor to address streetscape issues.
6	Chapter 5, p1-8	Broadway Heights’ LI is mentioned only once in the chapter on Economic prosperity, 5-4pp1 The BH neighborhood concerns must be taken seriously as a player and as a stakeholder in realizing the outcomes of this 20 year Plan.(Maxine Sherard)	Comment noted, a bullet will be added to P-EP-1 that reads: "Fedeval Boulevard from 60th Street to the boundary of Lemon Grove"



#	Location of Comment	Comment	City of San Diego Response
7	Page 5-4	What do the three photos describe or depict? Please label accurate depictions of each photo.(Maxine Sherard)	The top image will be replaced with a better depiction of light manufacturing in the community.
8	Chapter/Book	Many undefined terms throughout chapter and book. (Also include abbreviations) Need a glossary of terms (and abbreviations) used throughout this report. Suggest that it be placed in back of this book. (Maxine Sherard)	A glossay defining terms and acronyms will be included as an appendix to the Community Plan Update.
9	Page 5-5, Section 5.4 pp2	Inconsistency in use of tern “village” vs. “area.” When identifying the villages that have been specified in this Plan, make use of the term rather than the general term “area.”(Maxine Sherard)	A global search will be conducted, and use of the term "area" will be changed to "Village"
10	Page 5-5	Define Business Improvement District and Entertainment District. Place definitions in glossary with reference to location.(Maxine Sherard)	Business Improvement District will be included in the aforementioned glossary.
11	Chapter 5	Many typographical errors and poorly written sentences. Retain an editor who can read and (Maxine Sherard)	Comment noted, an editorial review will be conducted throughout the document.
12	P-EP-15:, pg 5-6	Add sentence: Avoid siting housing for vulnerable populations within close proximity to Entertainment Districts. The Imperial Corridor is not suitable for Second Chance's proposed high-rise for 150 or so re-entry prisoners. This is neither good for the residents (ex-inmates), the businesses nor potential patrons. (Kathleen MacLeod )	Comment noted, all uses mentioned require a Conditional Use Permit (CUP) to be veted on a case-by-case basis.
13	P-EP-20, pg 5-7	Add policy: Adopt public policies, financial incentives and requisite planning tools to achieve a 1/3 very low and low income to 2/3 market rate development ratio to increase the area median income, which is fundamental for a flourishing and diverse business community. (Kathleen MacLeod )	Comment noted, the requested policy will be added.
14	P-EP-9	Eliminate CPIOZ, conduct global search for "redevelopment", "enterprise zone"	Comment noted, the requested change will be made.
15	P-EP-19	Remove specific programs and instead just refer to local, state, or federal economic development programs.	Policy P-EP-19 will be edited to read: "Provide financial, regulatory, and procedural incentives to industries through local, state, and federal economic development programs."



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#	Location of Comment	Comment	City of San Diego Response
16	General Comment	Add following terms to the Glossary: Micro Assessment District Entertainment District	Comment noted, the requested terms will be added to the glossary.





Community Plan Update

#	Location of Comment	Comment	City of San Diego Response
1	page 5-4	Mentions CPOIZ zone which is no longer applicable.	Reference to CPOIZ will be removed from the text and policies.
2	General	We need disaster centers in both Community Planning Areas. Use existing centers and proposed centers. Design to handle 300 plus people. This would include emergency back-up generation, storage for food and water. Consider using: Southcrest Park, ECC, Memorial, MLK Park, O'Farrel, Lincoln High, and Gompers (Workshop Comment).	The City supports the development of citywide and neighborhood level emergency response plans. City staff will further discuss with Homeland Security and Park and Recreation to explore.
3	General	It seems what we may likely to lose access to some 60% of the water supplies we currently enjoy City Planning in Zero Water Environments. I've told the county board of supervisors, I've told the city council, and even the communities in southern san Diego... is there something more I can do to help get the word out and effect change - before it is too late? (Gregory Morales)	The California Water Authority has secured sufficient water resources for projected growth through 2035. The California Water Authority will be providing a Water Assessment as part of the Environmental Impact Report.
4	Page 6-2	Remove chapter references and instead use element reference. Ex. Use Land Use Element instead of Chapter 2.	Comment noted, the requested change will be made.
5	Page 6-3, Police Service	"...is located in the skyline community east of Encanto Neighborhoods, and serves a population of over 175,000."	Comment noted, the requested change will be made.
6	P-PF-1	change policy to police.	Comment noted, the requested change will be made.
7	Page 6-7, Storm Drainage	Begin the paragraph with the following sentence, " <u>Storm drains are designed to handle normal water flows, but occasionally during heavy rain, flooding will occur.</u> "	Comment noted, the requested change will be made.
8	Page 6-8, first column, third paragraph	Spell out acronym TMDL ( total maximum daily load).	Comment noted, the requested change will be made.
9	Page 6-12, Hazardous Materials	Add the following policy? "Require documentation of hazardous materials investigations that address site and building conditions during the review of development projects."	Comment noted, policy will be added as requested. In addition, Dyett and Bhatia subconsultant will review policies to ensure that they comprehensively address hazardous materials in the community.



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#	Location of Comment	Comment	City of San Diego Response
10	General Comment	We could use more Police and a Fire Department (Caroline Barnard)	Comment noted. The San Diego Police Department and San Diego Fire Department have been forwarded the community plan language, policies, as well as technical studies as necessary for review and comment.



Community Plan Update

#	Location of Comment	Comment	City of San Diego Response
11	General Comment	Need more Police Sub-Stations (Bertha Algarva).	Comment noted. The San Diego Police Department have been provided the community plan language, policies, as well as technical studies for review and comment.
12	General Comment	The community needs a new Fire Station. A good location would be the business park east of Euclid on Market St. (Vicki Madrid).	Comment noted. The San Diego Fire Department have been provided the community plan language, policies, as well as technical studies for review and comment.
13	Page 6-1	Public Facilities, Services and Safety (PFSS) Cites a scenic, vibrant and healthy community as having an essential component of a strong foundation in public facilities and services. See the figures identified and realize the BH community lacks the essential components for a viable neighborhood, i.e., parks, green space/open space, recreation facilities, trails, assessable public transportation, etc. See Figures for Reference: figure 2.1p2-5: Land use- Parks, open space and recreation; figure 2.4p2-29: Noise; figure 4.3p4-5-gateways, parks/open space and figure 3.3: Public transit facilities. A solid foundation in public facilities, services and safety must be build into this plan to make BH a sustainable community. See handout of Comments from Members of the BH meeting on 8/16/14.(Maxine Sherard)	Comment noted.
14	Page 6-2	PFSS goal 2, 4, 5 and 6 are yet to be realized in this plan. Readdress the deficiencies as outlined in this chapter for all the neighborhoods concerned. In particular, address the lack of attention given to the BH community.(Maxine Sherard)	The Community Plan is a long range policy document. The cited goals in the plan are intended to be realized over the 20 year life of the plan.
15	Page 6-6	Policies on Policing: Who developed these? Include well-trained police force to do community policing, including better recruitment practices and procedures.(Maxine Sherard)	Comment noted, the policies will be forwarded to the San Diego Police Department for reiew and comment.



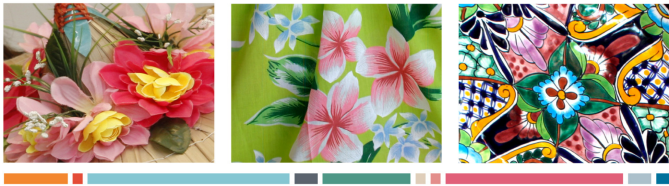
Community Plan Update

#	Location of Comment	Comment	City of San Diego Response
16	Page 6-7	Figure 6-1 reveals a dearth of community centers in the Encanto Neighborhoods. Upon availability, consider locating a community center at Oriole and Federal in the BH neighborhood. The zoning is currently community commercial.(Maxine Sherard)	The General Plan standard for Recreation Centers is one 17,000 sq foot facility to serve 25,000 or within + 3 mile radius. They are typically located at a public park site that provides other recreational amenities. The Community Plan is recommending a Recreation Center within the Emerald Hills Neighborhood Park to address this community member’s concern.
17	Page 6-7	Are there maps of water mains, wastewater/sewage for easy analysis that could be included? This would help understand and evaluate needs, effectiveness and anticipated issues.(Maxine Sherard)	Comment noted, at this time the Public Utilities department does not have the capability to create a water main, wastewater/sewage map for the individual community plan areas at large.



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#	Location of Comment	Comment	City of San Diego Response
18	Chapter 6	Many photos are not labeled. Label the photos identifying the scene.(Maxine Sherard)	The photos on the Element cover page are included for general illustrative purposes only.
19	Page 6-9	The Encanto is particularly vulnerable to earthquakes damage do to faults that cause ground shaking (see fault lines). Could a map of active fault lines and seismic zones for the region be included in the plan?(Maxine Sherard)	Please refer to page 6-9 through 6-10 for a discussion of Geologic and Seismic Hazards in the community, and Figure 6-2: Geological, Seismic and Flooding Hazards which identifies the areas in Encanto which are located within 10 kilometers of a Type B fault.  In addition, the Figure reference include in the first paragraph of page 6-10 will be updated to "Figure 6-2" , and the symbol for the Near Source Shaking Zone included on Figure 6-2 will be updated to read 10 km instead of 2 km.
20	Page 6-10 & 6-11	Same photo on each page Remove one from the page, or provide a different photo.(Maxine Sherard)	The photo on page 6-11 will be replaced with a photo of Radio Canyon.
21	Page 6-11	There is an allusion to hazardous materials. (see 6-11pp3) The LI area identified is on the flanks along Chollas Creek. How can restriction be imposed for this area that has been zoned LI? Can a policy be added that forbid the manufacturing, emission or use of toxic/hazardous materials in the LI area?(Maxine Sherard)	Comment noted, the policies will be forwarded to Dyett and Bhatia's environmental subconsultant to ensure they comprehensively address hazardous materials in the community.



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#	Location of Comment	Comment	City of San Diego Response
22	Page 6-8, Wireless Communication Facilities	<p>Add sentence or insert policy: WCFs are not permitted on privately-owned residential lots.</p> <p>The current Southeast SD PDO does not permit communication facilities in residential zones. This protects the character and quality of life of our community. Instead of banning WCFs entirely from residential areas, they may be permitted in the public right of way, or on publicly-owned, church-owned or other not-for profit institutions in residential zones. WCFs reduce property values by 7%; they do not belong on lots used for residences 24 hours per day. (Kathleen MacLeod )</p>	<p>The Telecommunications Act of 1996 does not allow the City to prohibit or have the effect of prohibiting the provision of wireless communications. We have been advised by the Attorney’s Office in the past that we cannot impose outright prohibitions. Our policy (600-43) and the ordinance incentivizes applicants to use non-residential land uses first and residential land uses last. If for instance, a carrier wanted to locate in an area where there were no non-residential land uses within their search ring that met their technical needs to provide coverage, then they would either explore ROW sites or residential sites. In the Policy (and the Code), ROW sites are more preferable, but in order to provide coverage, a carrier would have to propose multiple ROW sites in order to provide the same coverage that one residential site would provide. Also, there are more opportunities to conceal/integrate a WCF in a residential setting than there is in a ROW setting. Generally, carriers opt to stay away from residential sites because of the associated controversy. Their priority is time which results in money if they can’t get a site approved quickly due to controversy.</p>
24	Page 6-9; subheading 6.2; Public Utilities; item P-PF-16	<p>“Expedite the undergrounding of overhead utility lines.”</p> <p>My comment: I support the undergrounding of utilities, so I’m glad to see it mentioned in the CPU, but I do not believe that this paragraph has any effect on the pace with which the undergrounding of utilities will be accomplished, so I’m just curious why it’s there. (Steve Ward)</p>	<p>Comment noted, the policy is included in the plan to establish policy direction that can be cited when a project is undergoing a project based review.</p>





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#	Location of Comment	Comment	City of San Diego Response
25	Page 6-9; subheading 6.2; Maintenance Assessment District and Business Improvement District: P-PF-18:	<p>“Support programs in where property owners assess themselves for the benefit of the public enhancements beyond the general services provided by the city.... “</p> <p>My comment: P-PF-18: What does P-PF-18 actually accomplish? It calls on the City to “support” property owner self-assessment. Again, it’s a nice thought, but it does not identify in what manner it will provide support and it seems rather pointless. If P-PF-18 does not actually benefit the community, should be included? (Steve Ward)</p>	Comment noted, the policy is included in the plan to establish policy direction that can be cited when a project is undergoing a project based review.



#	Location of Comment	Comment	City of San Diego Response
1	General Comment	There is nothing to do at John F. Kennedy Park (Workshop Comment).	Comment noted.
2	Figure 7-2 Existing and Proposed Parks and Park Equivalencies	Location 13 (at Euclid and Guymon) is a bad location for a park due to crime wave and drive by shootings. Wal-Mart site is perfect for a park (Leslie Dudley, Workshop Comment)	Comment noted, the property owner (Jacobs) is proposing to develop a mixed use development on this site.
3	Figure 7-2 Existing and Proposed Parks and Park Equivalencies	Potential Park site at Post-Office at Valencia Park (Leslie Dudley, Workshop Comment)	The Post-Office Site at Valencia Park is already entitled for Industrial develoment.
4	Figure 7-2 Existing and Proposed Parks and Park Equivalencies	Deck over creek and creek linear park and bikeway (Steve Ward, Workshop Comment)	Comment noted, please refer to Figure 7-3 for an overview of City owned and potential future public and private open space along Chollas Creek, and the recommended route for developing a pedestrian and bicycle trail.
5	Page 7-3 Parks and Recreation Facilities	Change first sentence to read " The General Plan Recreation Element describes three categories of parks: Population Based Parks, Resource Based Parks, and Open Space Lands" so that the listing is in order of how each is discussed in the subsequent text.	Comment noted, the requested change will be made.
6	Page 7-3, column 1, paragraph 2	Change sentence to read, "Mini parks are 1 to 3 usable acres and serve a population within.."	Comment noted, the requested change will be made.
7	Page 7-4, Existing Park Equivalencies	"...as a park equivalency for a <b>total of 16.3 usable acres.</b> "	Comment noted, the requested change will be made.
8	Page 7-6, column 1, paragraph 1	Change page reference for Section 7-4 to Page 7-15.	Comment noted, the requested change will be made.



#	Location of Comment	Comment	City of San Diego Response
9	Table 7-2 Existing and Proposed Population based Parks and Park Equivalencies Inventory	Be consistent with usage of 0.0 in the existing usable acreage and proposed usable acreage columns. Be consistent with use of bullets in Proposed Actions and Recommended Recreation Amenities. Spell out numbers (ex. 2 should be two) throughout the table Spell Out Street abbreviations (ex. Avenue, Street).	Comment noted, the requested change will be made.
10	Table 7-3	Change the following numbers: Proposed Population based parks... <del>80.9</del> <b>82.5</b> Existing and Prop pop based parks... <del>143.5</del> <b>144.3</b> Pop base park deficit at build out... <del>78.8</del> <b>44</b>	Comment noted, the requested change will be made.
11	Page 7-12, column one, paragraph one	a <del>43.7</del> <b>44</b> -acre deficit will result.	Comment noted, the requested change will be made.
12	Policies P-RE-1 and P-RE-2	Change figure reference to 7-2.	Comment noted, the requested change will be made.
13	Page 7-16, Additional Improvement Opportunities, paragraph one	Change page reference for Figures 7-4 to Figure 7-2 to pages 7-20 to 7-23.	Comment noted, the requested change will be made.
14	Page 7-17	Page number does not appear when printed.	Comment noted, the requested change will be made.
15	General Comment	since this community is park deficient, it is critical that there is adequate park space within the Encanto update. The chollas creek and the watershed can be useful in meeting that deficiency. Within the update there should be an element which incorporates both the creek and a regional park designation which is being discussed with both the city and county. (Bill Ponder)	Comment noted. Groundwork San Diego is currently leading the discussion on making Chollas Creek a regional park.
16	General Comment	A new skate park is needed (Vicki Madrid). A skate park for the kids would be nice (Caroline Barnard).	This will be determined by Council Policy 600-19 when a new park is developed.



#	Location of Comment	Comment	City of San Diego Response
17	General Comment	Need a new dog park near 4800 block of Logan Ave. (Bertha Algarva).	This will be determined by Council Policy 600-19 when a new park is developed.
18	General Comment	Recreational facilities in the Broadway Heights Neighborhood are nil. Acquire the facilities at Federal and Oriole Street for community and related uses. (Broadway Heights Neighborhood Community Members)	Comment noted, the current underlying zoning would allow for active park use on the site.
19	General Comment	Provide ADA access for the ageing community members who use motorized wheelchairs/transportation to navigate the community for needed services, including pedestrian friendly sidewalks and trails. (Broadway Heights Neighborhood Community Members)	The City agrees with the comment, providing ADA access is addressed in Section 7.3 Accessibility on page 7-14.
20	Page 7-13	P-RE-9 To ensure that usable park space keeps pace with population growth, development permits should be approved incrementally with park development at the rate of 2.8 acres per 1,000 population. (Steven Ward)	Comment noted. Development permits are approved on a project by project basis and the City works to acquire the necessary funding for parks though Development Impact Fees (DIF) in order to accomidate new park space in the community.



#	Location of Comment	Comment	City of San Diego Response
21	General Comment	Create multi-use paths along Federal Blvd. between Lemon Grove/City of San Diego boundary and Federal Blvd. entrance to Emerald Hills Canyon, including designation of open space along the route as potential park/open space/trail for acquisition and to address Community Plan park deficiency. (Groundwork San Diego)	Comment noted, please refer to Figure 7-3 for an overview of City owned and potential future public and private open space along Chollas Creek, and the recommended route for developing a pedestrian and bicycle trail.
22	General Comment	Provide trail connection along south side of Chollas Creek from 47th Street to Market Creek Plaza Ampitheather trailhead. (Groundwork San Diego)	Comment noted, please refer to Figure 7-3 for an overview of City owned and potential future public and private open space along Chollas Creek, and the recommended route for developing a pedestrian and bicycle trail.
23	Table 7-2 Existing and Proposed Population based Parks and Park Equivalencies Inventory	In the plan for public parks, it would be wonderful to have five-on-five soccer fields which have rebound walls and netting. Here is an example: <a href="http://www.goals-soccer.com/">http://www.goals-soccer.com/</a> There is a very successful example of five-on-five soccer in South Gate, Los Angeles. Also, the plan should strongly take advantage of solar powered technology. It would also be ahead of our time to have wifi connection in the Village Districts; Santa Monica, CA is a great example of this. Furthermore, the plan should include more public art and encourage the arts. Lastly, the plan should endeavor to protect our hills and views - the most amazing part of Encanto. (Ikenna Ebigbo)	Comment noted, when active recreation is developed, various fields and amenities (such as five-on-five soccer fields) are considered as part of general development plan for specific park sites.



#	Location of Comment	Comment	City of San Diego Response
1	Intro Page	"One of the aims of both the San Diego General Plan and the Community plan is <del>how</del> to ensure that future generations will be able to use and enjoy resources to achieve and maintain a healthy and diverse environment and economy."	Comment noted, the requested change will be made.
2	Table 8-1	Eliminate extra space after Design Guidelines for canyons and rim development	Comment noted, the requested change will be made.
3	P-CS-3	Capitalize Citywide Climate Action Plan.	Comment noted, the requested change will be made.
4	Page 8-6, second column, second paragraph	Remove "Open space hillside areas exist throughout the community, lending topographic relief to developed areas" as this sentence is redundant with the first paragraph of this section.	Comment noted, the requested change will be made.
5	Page 8-8, second column, first paragraph	change & to "and"	Comment noted, the requested change will be made.
6	Page 8-11, Urban Forestry, first paragraph	Spell out carbon dioxide instead of using CO2	Comment noted, the requested change will be made.
7	Page 8-16, Urban Agriculture and Community Food Security	Eliminate dash in the word environmental.	Comment noted, the requested change will be made.
8	General Comment	since 1992, the San Diego unified school district and groundwork San Diego have maintained the Earthlab. This four acre parcel within the Encanto community is a community natural resource for both ecological and educational sustainability and will provide the community with maintaining our natural habitat and watershed. As part of the chollas creeks, the lab provides and supports the natural movement of environmental resources from the creek to the bay. It is essential that this resource be maintained in the community plan update. (Bill Ponder)	Comment noted, the requested change will be made.





#	Location of Comment	Comment	City of San Diego Response
9	P-CS-19 “Foster stewardship...” P-CS-42 “Encourage street trees and private tree planting programs....”	<p>My comment: Tree planting programs are often undermined by people who, usually out of ignorance, have their trees incorrectly “pruned”. It is therefore essential for the long-term success of any planting program to educate property owners – and City officials – to leave healthy limbs and branches alone. The most important part of tree maintenance is watering. Trees do not need to be shaped – nature does that automatically. Branches should only be removed when they interfere with each other, are dead or interfere with traffic. This summer in my neighborhood alone, I have seen roughly a dozen large mature trees permanently stunted and ruined by so-called tree services.</p> <p>Several of those trees will, within a few years, die as a result.</p> <p>Many times I have even seen certified arborists hired by the city doing unnecessary and inappropriate pruning of city trees that wasted taxpayer dollars while doing nothing to benefit the trees or the public. My immediate neighbors have cut down beautiful old landmark trees for the worst of reasons: a) Over a dozen pepper trees were removed from the unimproved five acre parcel at Klauber and Scimitar because “homeless people were camping out under them.” b) My neighbor across the street cut down a 50-year old California Sycamore because it shed leafs on their lawn;</p> <p>c) Another neighbor removed a beautiful 40-foot tall Canary Island Palm; d) Two other neighbors removed rare 100-foot tall pine trees. I believe that specific language that addresses this problem needs to be included in the CPU. (Steven Ward)</p>	Comment noted.



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#	Location of Comment	Comment	City of San Diego Response
10	General Comment	<p>The creek along Federal Blvd is putrid, unsanitary and unmanaged. The creek should be cleaned up all the way to, including Lemon Grove- who is most likely the biggest polluters and violators of environmental safety. Walk to the closest transportation at Federal and College and you will be challenged due to the lack of sidewalks, putrid smells, blight and many other unsafe circumstances. This needs to change! (Broadway Heights Neighborhood Community Members)</p>	<p>The Community Plan recommends implementation of the Chollas Creek Enhancement Program. This Plan’s vision for the Chollas Creek area is multi-faceted including: maintaining the natural areas in an undisturbed fashion, promoting cohesive new development that integrates buildings, open space, and the creek into successful and useable areas for the community, and restoring channeled creeks in urbanized areas to more natural and safe conditions. The area identified in this community member’s comment is included in the program as “Encanto Phase III”</p>
11	Chollas Creek	<p>Chollas Creek:</p> <ul style="list-style-type: none"><li>o Homeless encampments in creek area</li><li>o Want to create overarching legislation to address creek restoration</li><li>o Runoff from Lemon Grove impacting the downstream environment</li><li>o EDCO rinsing trucks into creek</li><li>o Create additional greenspace and recreational areas in the community such as passive recreational uses (benches, trails, etc.)</li></ul> <p>(Broadway Heights Neighborhood Community Members)</p>	<p>Comment noted, landscape and creek issues along Federal Boulevard will be addressed with the proposed RAP (see response number 21 in Land Use).</p>



Community Plan Update

#	Location of Comment	Comment	City of San Diego Response
12	P-UD-53, Move to Conservation Element	Add: Incorporate water-saving measures, including greywater systems, in all new development. (Kathleen MacLeod )	Please refer to policy P-CS-28 which states, "Encourage new development to incorporate as many water-wise practices as possible in their design and construction including: encourage recycled and/or grey wayter irrigation systems; retrofit public spaces and public right-of-way with low-water use vegetation..."



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#	Location of Comment	Comment	City of San Diego Response
13	Policy P-CS-2	<p>"Design new development and roadways"</p> <p>The task is to reach developers and channel their focus on an empty lot like the 8+ acres at Euclid and Hilltop Drive. Euclid Avenue at this location is the only North/South entry into the Fourth District. This entry should be one of visually pleasing and a project of quality not one that looks like or tends to be like a project.</p> <p>The eastern cities set an example of how not to house those who have minor resources in one location all together. We should be wise enough to understand what the major cities went through.</p>	<p>Comment noted, the Hilltop site is currently under discussion.</p> <p>In addition, additional text will also be added to page 2-27, Balanced Communities and Equitable Development to read:</p> <p>"One of the goals of the plan is to help bring about a diverse mixture of residential opportunities, including market rate housing, senior and multi-generational housing, small lot townhome development, and affordable rental and for sale housing."</p> <p>The subheading under Policies will be revised to "Market-Rate and Affordable Housing".</p>



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#	Location of Comment	Comment	City of San Diego Response
1	Page 9-3, Identification and Preservation of Historical Resources	Remove reference to Appendix D.	Comment noted, the requested change will be made.
2	Page 9-4, Building Encanto	Remove extra l in first sentence.	Comment noted, the requested change will be made.
3	Page 9-8	Use a better photo of the Wilshire Gas Station, the resolution is very poor.	Comment noted, the requested change will be made.
4	Policy P-HP-3	Policy refers to the Japanese American community in Southeastern. Need to include information about the community within the text of the Historical resources element, otherwise the policy seems disconnected.	<p>Comment noted. The following text from the Historic Context Statement will be added to page 9-5.</p> <p>"During the 1920s and 1930s, the Japanese population in San Diego was scattered throughout the city in locations such as Mission Valley and Pacific Beach, as well as surrounding areas including Spring Valley, Chula Vista and Otay Mesa. The Japanese population in San Diego was estimated at approximately 1,000 in 1937. During this time they were primarily engaged in farming and fishing. Encanto was still a rural suburb, and attracted an enclave of Japanese farmers who cultivated the rolling hills. The Japanese community generally raised flowers and grew vegetables, namely asparagus, white celery, tomatoes, beets, and carrots.</p> <p>The Japanese families that settled in Southeastern San Diego were forced to move to internment camps during World War II. Following the war, most who had owned agricultural land did no, or could not, return to their properties and resettled elsewhere. "</p>



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#	Location of Comment	Comment	City of San Diego Response
5	General Comment	People bought in Encanto because it was affordable for large families and it felt like you were living in the country. Don't destroy the homes for high density at the	Comment noted, the proposed Zoning will be revised to R-1-6 to address community concerns.
6	General Comment	Do not take out owner occupied SFR to add density. Increase density on existing rental apartment buildings and commercial properties to keep the original historic	Comment noted, the proposed Zoning will be revised to R-1-6 to address community concerns.
7	General Comment	Keep the neighborhood the same as designed but improve public amenities and public right-of-way. (Caroline Barnard).	Comment noted.
8	Page 9-5	Photo description covers the page number.	Comment noted, the formatting will be fixed.





Community Plan Update

#	Location of Comment	Comment	City of San Diego Response
1	Policy P-AC-2 and P-AC-9	Fix extra and missing periods.	Comment noted, the requested change will be made.